



DATE FILED 6-26-2019
APPLICATION NUMBER 2019-701
For office use only

**APPLICATION FOR CHANGE IN ZONING CLASSIFICATION
OR CHANGE IN CONDITIONS
(SEE FILING INSTRUCTIONS)**

TO: Town of Matthews Board of Commissioners
Town of Matthews Planning Board
232 Matthews Station Street
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

- A change in zoning classification of the property hereinafter described; or
- A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 213-012-01; 213-012-17

Address of property: 515 Matthews Township Pkwy; 10812 Monroe Road

Location of property:

Title to the property was acquired on 1/2/1997; 10/28/2011
and was recorded in the name of Covenant Day School Inc
whose mailing address is 800 Fullwood Road, Matthews, NC 28105

The deed is recorded in Book 21153; 26841 and Page 100; 603 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-20 and B-1(CD) Requested zoning classification: R-1(CD)

List reason(s) why zoning should be changed (use separate sheet if necessary):

Matthew's UDO changes in 2014 eliminated sports fields as a permitted use in the R-20 Zoning District. Therefore, CDS seeks to rezone to the R-I(CD) district, which is consistent with zoning on the remainder of CDS's property, in order to accommodate ongoing sports facility uses on Warner Park site. Warner Park's footprint will not be expanded, but rather enhanced to give

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Signature of property owner (must be original)

Signature of property owner (must be original)

Covenant Day School Inc.

Print name of property owner
800 Fullwood Road

Print name of property owner

Property owner's mailing address
Matthews, NC 28105

Property owner's mailing address

Property owner's mailing address, continued
N/A

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's mailing address, continued

704-814-1017; jmerle@covenantday.org

Property owner's phone number/email address

Property owner's phone number/email address



Signature of agent (if any)

Petitioner other than owner (if any)

Collin W. Brown, K&L Gates

Same as above

Print name of agent
214 N Tryon Street

Print name of petitioner

Agent's mailing address
47th Floor

Petitioner's mailing address

Agent's mailing address, continued
Charlotte, NC 28202

Petitioner's mailing address, continued

Agent's mailing address, continued

Petitioner's mailing address, continued

704-331-7531; Collin.Brown@klgates.com

Agent's phone number/email address

Petitioner's phone number/email address

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

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See attached spreadsheet

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

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PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

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SUMMARY OF THE REZONING PROCESS

APPLICANT: Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

PROPERTY OWNERS: These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email srobertson@matthewsnc.gov) for verification.

Application submitted to and received by Town Planning office June 26, 2019

Town Board of Commissioners formally accepts application and sets Public Hearing date ~~June 26, 2019~~ July 8, 2019

Notices sent via mail to affected/adjacent property owners on or before ~~July 29, 2019~~ or August 26, 2019

Public hearing: applicant gives explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning ~~August 12, 2019~~ or September 9, 2019

Town Planning Board reviews request, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request ~~August 27~~ or September 24

Town Board of Commissioners approves or denies application ~~September 9, 2019~~ or October 14, 2019

The Matthews Board of Commissioners General Procedures Policy on Zoning and Development Case Appearances Before the Town Board, initially adopted October 8, 2018, explains the Board of Commissioners' expectations that this application is ready for public review and action, and that the above schedule can be followed without delays. By signing below, the property owner(s) and all other parties involved in preparing and presenting this zoning application indicate they have read and understand their responsibility to submit complete and accurate documents in a timely manner throughout the review process. Late or missing (new or revised) documents may limit the applicants opportunity to present updated information, which may result in an unfavorable decision.

[Signature] 6/26/19
Signature of Property Owner Date
 Agent for Property Owner
 Other (please identify) _____

Collin Brown / BM 6/26/19
Signature of Property Owner Date
 Agent for Property Owner
 Other (please identify) _____

Signature of Property Owner Date
 Agent for Property Owner
 Other (please identify) _____

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**Covenant Day School Rezoning
Adjoining Properties Contact List**

Parcel #	Property Owner Name	Mailing Address
21301266	Dwayne & Delores Hatley	9504 Reid Hall Ln Matthews, NC 28105
21301265	Nayanben Dineshkumar Patel & Chetankumar Patel	9512 Reid Hall Ln Matthews, NC 28105
21301264	Inbal & Tomas Gersack	9518 Reid Hall Ln Matthews, NC 28105
21301263	Joseph, Jr. & Stacia B. Gregory	9524 Reid Hall Ln Matthews, NC 28105
21301262	Mark & Angela Lee	9530 Reid Hall Ln Matthews, NC 28105
21301261	Lennar Carolinas LLC	11230 Carmel Commons Blvd Charlotte, NC
21301260	Fidel & Laura Prieto	9538 Reid Hall Ln Matthews, NC 28105
2130259	Bradley Joubert	9537 Reid Hall Ln Matthews, NC 28105
21327335	Oliver & Susan McCondereee	401 Scarborough Ln Matthews, NC 28105
21327334	Ronald & Wanda Simmons	400 Scarborough Ln Matthews, NC 28105
21327333	Kristin Valvano	406 Scarborough Ln Matthews, NC 28105
21327332	John Surratt III & Linda B Surratt	412 Scarborough Ln Matthews, NC 28105
21327306	Daniel & Claudia Harthan	300 Neill Ridge Rd Matthews, NC 28105
21327305	Sarah & Zachariah Russell	304 Neill Ridge Rd Matthews, NC 28105
21327304	David & Katherine Kreutzer	312 Neill Ridge Rd Matthews, NC 28105
21327303	Doreen Charnin	320 Neill Ridge Rd Matthews, NC 28105
21327302	Vincent Perez	328 Neill Ridge Rd Matthews, NC 28105
21327301	Joseph A Ferraro Jr. & Mary Beth Ferraro	336 Neill Ridge Rd Matthews, NC 28105
21327405	Deanna E Burns & Phillip D Handsel	400 Neill Ridge Rd Matthews, NC 28105
21327404	Thomas & Nancy Erb	406 Neill Ridge Rd Matthews, NC 28105
21327403	Maria Espinosa	7068 SW 53rd Ln Miami, FL 33155
21327402	Cicely Evelyn Forde	418 Neill Ridge Rd Matthews, NC 28105
21301229	Shurgard/Morningstar Storage Centers LLC	P.O. Box 25025 NC -08559 Glendale, CA 91201
21301272	MG Monroe LLC	60 E Rio Parkway Ste 1103 Tempe, AZ 85281
21301215	CCC Real Estate LLC	9110 Skipaway Dr Waxhaw, NC 28173
21301214	Pepero Enterprise Inc.	10920 Monroe Rd Matthews, NC 28105
21301213 & 21301211	BC&H Properties Inc.	4659 Matthews - Mint Hill Rd Matthews, NC 28105
21301210	Kirkwood J Hile & Diane L Johnston	P.O. Box 1015 Matthews, NC 28106
21301208	Hillside Partnership	P.O. Box 78560 Charlotte, NC 28271
21301207	David & Barbara Soroka	6186 Hunter Ln Matthews, NC 28104
21301205	Camps LLC	3216 Fairforest Dr Matthews, NC 28104
21301206	Paul Banner	3533 Stonehaven Dr Charlotte, NC 28215

**Covenant Day School Rezoning
Adjoining Properties Contact List**

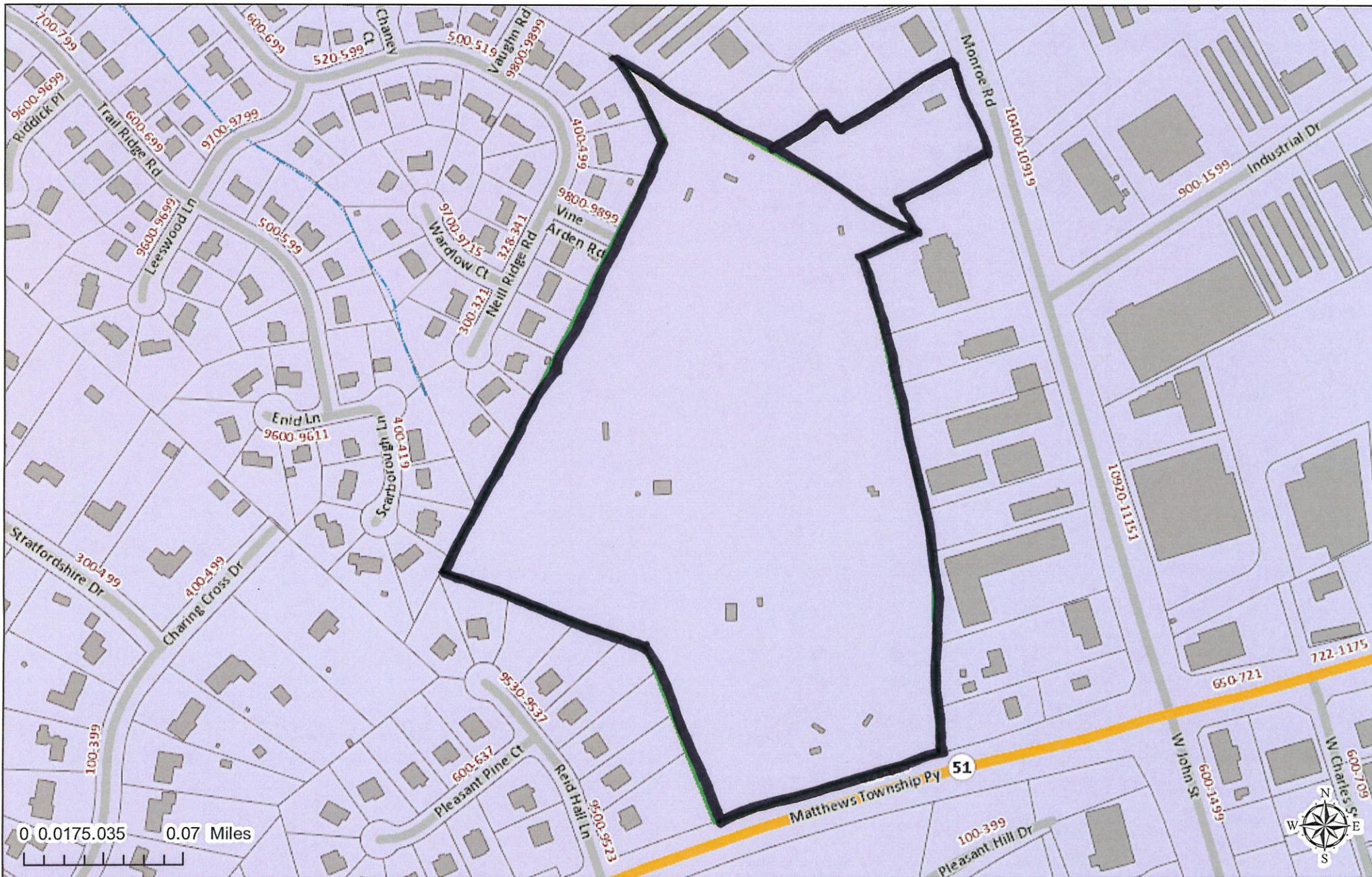
Parcel #	Property Owner Name	Mailing Address
21301270	Covenant Pediatrics PA	10806 Monroe Road, Matthews NC 28105
21301269	CAYSA LLC	2331 Crownpoint Executive Dr, Ste A, Charlotte, NC 28227
19321103	J B Harrison Properties LLC	PO Box 364, Wrightsville NC 28480
19321139	MSC Matthews Annex LLC	PO Box 25025, Clendale CA 91201
19321139	Public Storage Inc	PO Box 25025, Clendale CA 91201
19321139	Dept PT-MO 08556	PO Box 25025, Clendale CA 91201
19321104 & 19321132	Kroustalis Investments LLC	114 Sardis Plantation Drive, Matthews, NC 28105
21301271	MG Monroe LLC	60 E Rio Parkway Ste 1103, Tempe AZ 85281

Polaris 3G Map – Mecklenburg County, North Carolina

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This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.